030.0	0004	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	779,700	/	779,700
USE VALUE:	779,700	/	779,700
ASSESSED:	779,700	/	779,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOMATSU AKIRA
Owner 2:	KOMATSU AYA
Owner 3:	
Street 1:	54 BATES ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MEEKS W SCOTT--ETAL -
Owner 2:	ROOS CAROLINE E -
Street 1:	54 BATES ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 1998 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	323,700		456,000	779,700
Total Card	0.115	323,700		456,000	779,700
Total Parcel	0.115	323,700		456,000	779,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.24 | /Parcel: 390.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	21158
GIS Ref	
GIS Ref	
Insp Date	09/08/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0010.0

!2541!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,800	0	5,000.	456,000	779,800	779,800	Year End Roll	12/18/2019
2019	101	FV	257,600	0	5,000.	484,500	742,100	742,100	Year End Roll	1/3/2019
2018	101	FV	257,600	0	5,000.	353,400	611,000	611,000	Year End Roll	12/20/2017
2017	101	FV	256,900	0	5,000.	307,800	564,700	564,700	Year End Roll	1/3/2017
2016	101	FV	256,900	0	5,000.	262,200	519,100	519,100	Year End	1/4/2016
2015	101	FV	241,600	0	5,000.	256,500	498,100	498,100	Year End Roll	12/11/2014
2014	101	FV	241,600	0	5,000.	210,900	452,500	452,500	Year End Roll	12/16/2013
2013	101	FV	241,600	0	5,000.	200,600	442,200	442,200		12/13/2012

PRINT

Date	Time
12/10/20	17:56:01

LAST REV

Date	Time
11/07/18	14:40:09

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2541

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEEKS W SCOTT--	1241-161		8/27/2001		405,000	No	No		
	1089-50		12/1/1991		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	21158
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2018	1410	Insulate	1,900	C				
9/26/2018	1395	Re-Roof	14,985	C				
2/12/2015	139	New Wind	7,000					Install 14 replace
1/16/2013	65	Manual	3,797	C				
10/26/1998	742	Manual	2,900					REROOF
1/28/1998	64	Manual	8,000					REPAIR FIRE DAMAGE
8/2/1995	446	Manual	650					WINDOW
6/29/1995	389		3,000					NEW PORCH 8X10 +DO

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	Inspected	PH	Patrick H
8/26/2017	Missed Appt.	PH	Patrick H
8/19/2017	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
1/23/2009	Meas/Inspect	189	PATRIOT
11/1/2001	MLS	MM	Mary M
2/22/2000	Mailer Sent		
2/22/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

COMMENTS

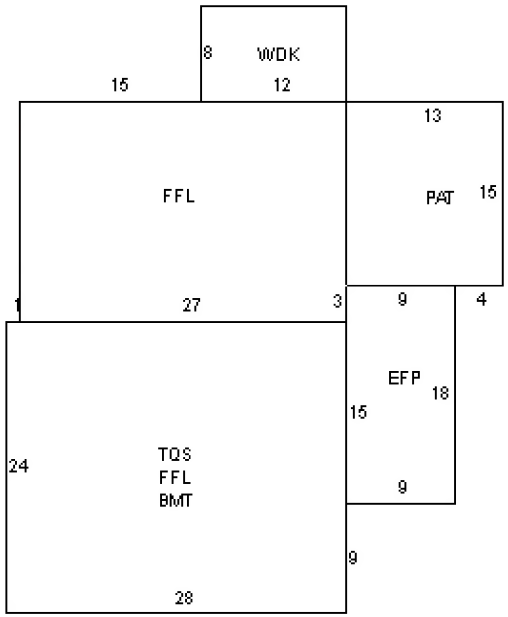
OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB		

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28176892
Const Adj.:	0.98794085
Adj $ / SQ:	132.963
Other Features:	93451
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397685
Depreciation:	73969
Depreciated Total:	323716

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.26
Special Features:	0	Val/Su Net:	116.15
Final Total:	323700	Val/Su SzAd	194.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,158	132.960	153,971
BMT	Basement	672	56.140	37,728
TQS	3/4 Story	504	132.960	67,013
PAT	Patio	195	4.120	804
EFP	Enclos Porch	162	43.500	7,047
WDK	Deck	96	15.810	1,517

Net Sketched Area:	2,787			Total:	268,080
Size Ad	1662	Gross Are	2955	FinArea	1998

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

030.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc